

119.0

0006

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

756,300 / 756,300

USE VALUE:

756,300 / 756,300

ASSESSED:

756,300 / 756,300


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
42		TOMAHAWK RD, ARLINGTON

**OWNERSHIP**

Owner 1:	MALLOY MARK J & CARYN C / TRS	Unit #:
Owner 2:	MARK J MALLOY TRUST	
Owner 3:	CARYN C MALLOY TRUST	

Street 1: 42 TOMAHAWK RD

Street 2:

Twn/City: ARLINGTON

StProv:	MA	Cntry:	Own Occ:	Y
Postal:	02474		Type:	

**PREVIOUS OWNER**

Owner 1:	MALLOY MARK J & CARYN C -
Owner 2:	-
Street 1:	42 TOMAHAWK RD
Twn/City:	ARLINGTON
StProv:	MA
Postal:	02474

**NARRATIVE DESCRIPTION**

This parcel contains 10,135 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 1702 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10135		Sq. Ft.	Site		0	70.	0.71	4									506,838						506,800	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description										User Acct
										77213
										GIS Ref
										GIS Ref
										Insp Date
										08/21/18

PREVIOUS ASSESSMENT										Parcel ID	119.0-0006-0001.0	!9277!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRINT	Date	Time
2020	101	FV	249,500	0	10,135.	506,800	756,300	756,300	Year End Roll	12/18/2019			
2019	101	FV	269,700	0	10,135.	506,800	776,500	776,500	Year End Roll	1/3/2019			
2018	101	FV	235,400	500	10,135.	434,400	670,300	670,300	Year End Roll	12/20/2017			
2017	101	FV	235,400	500	10,135.	405,500	641,400	641,400	Year End Roll	1/3/2017			
2016	101	FV	235,400	500	10,135.	347,500	583,400	583,400	Year End	1/4/2016			
2015	101	FV	195,300	500	10,135.	311,300	507,100	507,100	Year End Roll	12/11/2014			
2014	101	FV	195,300	500	10,135.	288,200	484,000	484,000	Year End Roll	12/16/2013			
2013	101	FV	209,300	500	10,135.	274,800	484,600	484,600		12/13/2012			

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MALLOY MARK J &	73545-245	1	10/29/2019	Convenience	99	No	No		
LEWKO JOSEPH I	59355-518		6/22/2012		447,000	No	No		
	11769-18		10/20/1969		40,000	No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/17/2014	682	Re-Roof	10,550						8/21/2018	Meas/Inspect	CC	Chris C
9/5/2012	1112	New Wind	9,560 C						6/25/2014	External Ins	PC	PHIL C
									4/10/2013	Info Fm Prmt	EMK	Ellen K
									9/22/2012	MLS	EMK	Ellen K
									2/17/2009	Meas/Inspect	345	PATRIOT
									2/14/2000	Meas/Inspect	268	PATRIOT
									1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>						
Type:	21 - Split Level		Full Bath:	1	Rating:	Average			PDAS BSMT SINK.									
Sty Ht:	1 - 1 Story		A Bath:		Rating:													
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:												
Foundation:	1 - Concrete		A 3QBth:		Rating:													
Frame:	1 - Wood		1/2 Bath:	1	Rating:	Fair												
Prime Wall:	1 - Wood Shingle		A HBth:		Rating:													
Sec Wall:	19 - Texture 111	10 %	OthrFix:	1	Rating:	Fair												
Roof Struct:	1 - Gable		<b>OTHER FEATURES</b>															
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Average												
Color:	YELLOW		A Kits:		Rating:													
View / Desir:			Fpl:	2	Rating:	Average												
<b>GENERAL INFORMATION</b>						WSFlue:		Rating:										
Grade:	C+ - Average (+)		<b>CONDOS INFORMATION</b>															
Year Blt:	1959	Eff Yr Blt:	Location:															
Alt LUC:			Total Units:															
Jurisdict:			Floor:															
Const Mod:			% Own:															
Lump Sum Adj:			Name:															
<b>INTERIOR INFORMATION</b>						<b>DEPRECIATION</b>						<b>REMODELING</b>			<b>RES BREAKDOWN</b>			
Avg Ht/FL:	STD		Phys Cond:	AG - Avg-Good	26.	%	Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wall:	1 - Drywall		Functional:			%	Interior:	1	7	3								
Sec Int Wall:	8 - Plyw Panel	15 %	Economic:			%	Additions:											
Partition:	T - Typical		Special:			%	Kitchen:											
Prim Floors:	3 - Hardwood		Override:			%	Baths:											
Sec Floors:	4 - Carpet	25 %	Total:	26.4		%	Plumbing:											
Bsmnt Flr:	14 - Asphalt Tile						Electric:											
Subfloor:							Heating:											
Bsmnt Gar:	1						General:											
Electric:	3 - Typical						Totals	1	7	3								
Insulation:	2 - Typical																	
Int vs Ext:	S																	
Heat Fuel:	1 - Oil																	
Heat Type:	3 - Forced H/W																	
# Heat Sys:	1																	
% Heated:	100		% AC:															
Solar HW:	NO		Central Vac:	NO														
% Com Wall:			% Sprinkled:															
<b>MOBILE HOME</b>						Make:	Model:	Serial #:	Year:	Color:								
<b>SPEC FEATURES/YARD ITEMS</b>												<b>PARCEL ID</b>	119.0-0006-0001.0					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
2	Frame Shed	D	Y	1	6X8	A	AV	2012	0.00	T	5.6	101						
More: N	Total Yard Items:				Total Special Features:				Total:									


